

1 BILL NO. R-87-05-23

2 DECLARATORY RESOLUTION NO. R-34-87

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1 for property commonly known as  
7 1715 Magnavox Way, Fort Wayne, In-  
8 diana 46804. (Magway Realty, Pe-  
9 titioner).

10 WHEREAS, Common Council has previously designated by  
11 Declaratory Resolution the following described property as an  
12 "Economic Revitalization Area" under Division 6, Article II,  
13 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
14 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

15 A part of the Northwest Quarter  
16 of Section 7, Township 30 North,  
17 Range 12 East, in Allen County,  
18 Indiana, described as follows:

19 TRACT A: Beginning at the North  
20 Quarter corner of Section 7 running  
21 thence S 89° 56' 27"W along the  
22 North line of said Section 7,  
23 325.00 feet; thence S 0° 08'  
24 33"E, 275.00 feet; thence S 0°  
25 21' 33"E, 1218.51 feet to the  
26 True Point of Beginning; thence  
27 continuing South 0° 21' 33"E,  
28 143.99 feet; thence S 89° 56'  
29 27"W, 329.24 feet to the East  
30 Right-of-way line of Magnavox  
31 Way; thence N 0° 03' 33"W along  
32 the East Right-of-way line of  
33 Magnavox Way, 143.99 feet; thence  
N 89° 56' 27"E, 328.49 feet to  
the True Point of Beginning. Said  
Tract contains 1.088 Acres.

34 TRACT B: Beginning at the North  
35 Quarter corner of Section 7 running  
36 thence S 89° 56' 27"W along the  
37 North line of said Section 7,  
38 325.00 feet; thence S 0° 08'  
39 33"E, 275.00 feet; thence S 0°  
40 21' 33"E 1362.50 feet to the  
41 True Point of Beginning; thence  
42 continuing South 0° 21' 33"E  
43 154.00 feet; thence S 89° 56'  
44 27"W, 330.05 feet to the East  
45 Right-of-way line of Magnavox  
46 Way; thence N 0° 03' 33"W along  
47 the East Right-of-way line of  
48 Magnavox Way, 154.00 feet; thence  
49 N 89° 56' 27"E 329.24 feet to  
50 the True Point of Beginning. Said  
51 Tract contains 1.165 Acres.



Page Two

said property more commonly known as 1715 Magnavox Way, Fort Wayne, Indiana 46804;

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution;

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 5-3-1 and a public hearing has been conducted on said Resolution;

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, the Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating the above described property an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and continue for a one (1) year period. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of real estate.

SECTION 4. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is hereby determined that the deduction from the assessed value of the real property shall be for a period of six (6) years.

SECTION 5. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

APPROVED AS TO FORM  
AND LEGALITY

Bruce O. Boxberger, City Attorney

Councilmember



Read the first time in full and on motion by E. Stuck  
seconded by Stuck, and duly adopted, read the second time  
by title and referred to the Committee Finance (and the Ci  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Way  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.

DATE: 5-26-87

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stuck  
seconded by Stuck, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>      </u>	<u>      </u>	<u>1</u>	<u>      </u>
<u>BRADBURY</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GIAQUINTA</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>HENRY</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>REDD</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 6-4-87

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (ANNEXTATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 9-3487  
on the 9th day of June, 1987,

ATTEST:

Sandra E. Kennedy

(SEAL)

Mark E. Quint  
PRESIDING OFFICER

SANDRA E. KENNEDY, CITY CLERK

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 10th day of June, 1987,  
at the hour of 11:30 o'clock 11 M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16th day of June,  
1987, at the hour of 3:00 o'clock 3 P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

  X   Real Estate Improvements  
       Personal Property (New Manufacturing Equipment)  
       Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Magway Realty

Address of Applicant's Principle Place of Business:

4807 Illinois Road

Fort Wayne, Indiana 46804

Phone Number of Applicant: (219) 432-9337

Street Address of Property Seeking Designation:

1715 Magnavox Way

Fort Wayne, IN 46804

S.I.C. Code of Substantial User of Property: Office Building

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u>  </u>
Is the project site within the flood plain?	<u>  </u>	<u>X</u>
Is the project site within the rivergreenway area?	<u>  </u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u>  </u>	<u>X</u>
Is the project site within a platted industrial park?	<u>  </u>	<u>X</u>
Is the project site within the designated downtown area?	<u>  </u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u>  </u>	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	<u>  </u>
Will the project have ready access to City Sewer?	<u>X</u>	<u>  </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>  </u>	<u>X</u>



C. ZONING INFORMATION

What is the existing zoning classification on the project site? B-1-B

What zoning classification does the project require? B-1-B

What is the nature of the business to be conducted at the project site?  
Architecture and Engineering Office

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? \_\_\_\_\_

Current assessed value of Real Estate:

Land	<u>\$5,000.00</u>
Improvements	<u>.00</u>
Total	<u>\$5,500.00</u>

What was amount of Total Property Taxes owed during the immediate past year? \$439.62 for year 19 86.

Give a brief description of the proposed improvements to be made to the real estate.

13,300 square feet, one-story office building, steel frame,

flat roof, masonry exterior.

Cost of Improvements: \$ 1,000,000.00

Development Time Frame: October 1, 1987 Completion

When will physical aspects of improvements begin? Immediately

When is completion expected? October 1, 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \_\_\_\_\_



What was amount of Personal Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ \_\_\_\_\_

Development Time Frame:

When will installation begin of new manufacturing equipment? \_\_\_\_\_

When is installation expected to be completed? \_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 48

How many permanent jobs will be created as a result of this project?  
58

Anticipated time frame for reaching employment level stated above?  
2 years

What is the nature of those jobs?  
Architects, Draftsmen, Engineers

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

In what Township is project site located? Wayne

In what Taxing District is project site located? Fort Wayne - Wayne

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

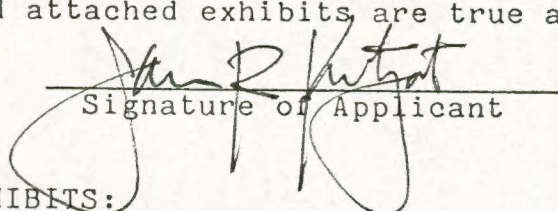
Jim Kratzat

4807 Illinois Road

Fort Wayne, Indiana 46804

Phone Number of Contact Person (219) 432-9337

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

  
Signature of Applicant

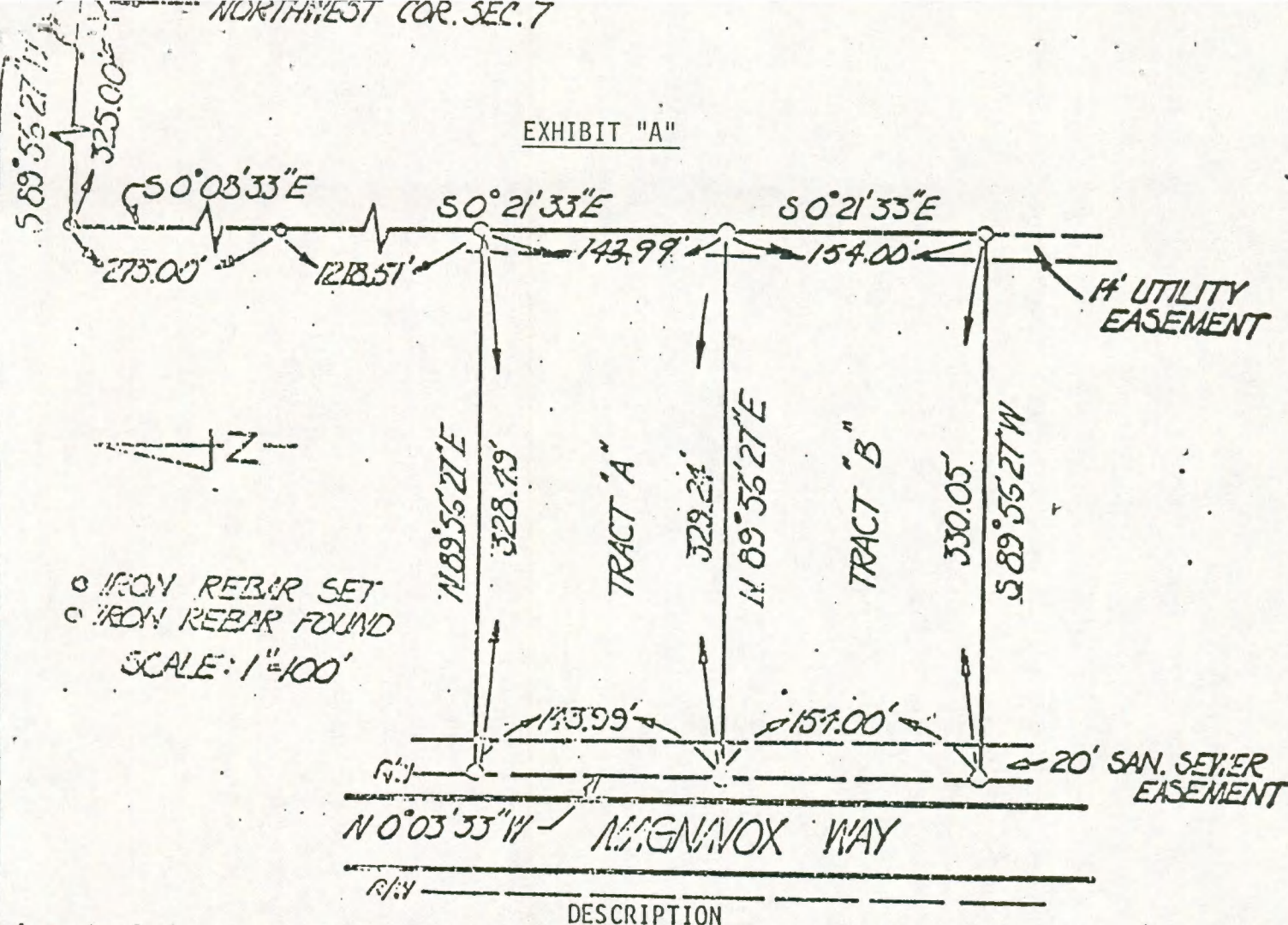
May 19, 1987  
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).





A part of the Northwest Quarter of Section 7, Township 30 North, Range 12 East, in Allen County, Indiana, described as follows:

TRACT A: Beginning at the North Quarter corner of Section 7 running thence S 89° 56' 27"W along the North line of said Section 7, 325.00 feet; thence S 0° 08' 33"E, 275.00 feet; thence S 0° 21' 33"E, 1218.51 feet to the True Point of Beginning; thence continuing South 0° 21' 33"E, 143.99 feet; thence S 89° 56' 27"W, 329.24 feet to the East Right-of-way line of Magnavox Way; thence N 0° 03' 33"W along the East Right-of-way line of Magnavox Way, 143.99 feet; thence N 89° 56' 27"E, 328.49 feet to the True Point of Beginning. Said Tract contains 1.008 Acres.

TRACT B: Beginning at the North Quarter corner of Section 7 running thence S 89°56'27"W along the North line of said Section 7, 325.00 feet; thence S 0°08'33"E, 275.00 feet; thence S 0°21'33"E 1362.50 feet to the True Point of Beginning; thence continuing South 0°21'33"E 154.00 feet; thence S 89° 56'27"W , 330.05 feet to the East Right-of-way line of Magnavox Way; thence N 0°03'33"W along the East Right-of-way line of Magnavox Way, 154.00 feet; thence N 89°56'27"E 329.24 feet to the True Point of Beginning. Said Tract contains 1.155 Acres.

I hereby certify this survey correct.

Re: K. Ruckel, Reg. Land Surveyor  
State of Indiana, No. S-0156  
October 10, 1979



BLACK & ROYLAND, INC.  
ENGINEERS - SURVEYORS  
ANGOLA, IN.  
COMMERCE SQUARE  
SEC. 7, T-30 N, R-12 E  
FILE:  
10/12/79



DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution R-87-0523

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the  
designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1  
for property commonly known as 1715 Magnavox Way, Fort Wayne,  
Indiana 46804. (Magway Realty, Petitioner).

EFFECT OF PASSAGE Property that is presently vacant will be turned  
into a 13,300 square foot, one-story office building with a steel  
frame, a flat roof, and a masonry exterior, which will house architects,  
draftsmen and engineers, creating additional jobs for our area.  
 EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,000,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN ~~ORDINANCE~~ (RESOLUTION) confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as 1715 Magnavox Way, Fort Wayne, Indiana  
(Magway Realty, Petitioner)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)  
(RESOLUTION)

YES

NO

B. A. Eisbart  
BEN A. EISBART  
CHAIRMAN

J. S. Stier  
JAMES S. STIER  
VICE CHAIRMAN

Charles B. Redd  
CHARLES B. REDD

D. J. Schmidt  
DONALD J. SCHMIDT

Samuel J. Talarico  
SAMUEL J. TALARICO

CONCURRED IN

6-9-87

SANDRA E. KENNEDY  
CITY CLERK





# The City of Fort Wayne

May 27, 1987

Ms. Marilyn Romine  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of  
May 30, 1987, in both the News Sentinel and Journal  
Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-87-05-22 & R-87-05-23  
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from  
both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-87-05-22 AND R-87-05-23)


Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on May 26, 1987,  
date  
designating property at 1715 Magnavox Way, Fort Wayne, Indiana  
(Magway Realty, Petitioner)

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, June 9, 1987 at 7:00 P.M.,  
date, time & place  
Common Council Conference Room 128, One Main Street, City-County  
Bldg., Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

  
Sandra E. Kennedy  
City Clerk



SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Magway Realty  
 Site Location: 1715 Magnavox Way  
Fort Wayne, In 46804  
 Councilmanic District: 4th Existing Zoning: B-1-B  
 Nature of Business: Architecture and Engineering Offices  
 Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>      </u>	<u>X</u>
Urban Enterprise Zone	<u>      </u>	<u>X</u>
Redevelopment Area	<u>      </u>	<u>X</u>
Platted Industrial Park	<u>      </u>	<u>X</u>
Flood Plain	<u>      </u>	<u>X</u>

Description of Project:

Construction of a 13,300 square foot, one-story office building,  
steel frame, flat roof, masonry exterior.

Type of Tax Abatement: Real Property X Manufacturing Equipment         
 Estimated Project Cost: \$ 1,000,000.00 Permanent Jobs Created: 10

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes        No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 6 year(s).

Comments:

This facility will be home to MSKTD which is a very old  
 and reputable architectural firm in Fort Wayne. With  
 the current building boom in Fort Wayne, these additional

jobs are very much in need.

Staff [Signature]  
 Date 6-2-87

Director [Signature]  
 Date June 2 1987



PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		.....
Head	number of lines	5
Body	number of lines	17
Tail	number of lines	2
Total number of lines in notice		24

COMPUTATION OF CHARGES

24	lines,	1	columns wide equals	24	equivalent lines at	.300¢	\$ 7.20
		cents per line					
Additional charge for notices containing rule or tabular work (50 per cent of above amount)							
Charge for extra proofs of publication (1.00 for each proof in excess of two)					2 extra		2.00
TOTAL AMOUNT OF CLAIM							\$ 9.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type	6	point
Number of insertions	Size of quad upon which type is cast	6	

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date May 30, 19 87

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 5/30/87

Subscribed and sworn to me before this 30th day of May 19 87

Shelley R. LaRue Notary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-87-05-22 AND R-87-05-23)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on May 26, 1987, designating property at 1715 Magnavox Way, Fort Wayne, Indiana (Magway Realty, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, June 9, 1987 at 7:00 P.M., Common Council Conference Room 128, One Main Street, City-County Bldg., Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk

5-30



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

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								2.00
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Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose  
Date May 30 19 87 Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 5/30/87

Subscribed and sworn to me before this 30th day of May 19 87  
Shelley R. LaRue Notary Public  
My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-87-05-22 AND R-87-05-23)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on May 26, 1987, designating property at 1715 Magnavox Way, Fort Wayne, Indiana (Magway Realty, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, June 9, 1987 at 7:00 P.M., Common Council Conference Room 128, One Main Street, City-County Bldg., Fort Wayne, IN.  
If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk  
5-30